

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name / Number: Haller/Bitter Lakes/Licton Springs / 6

Last Physical Inspection: 2000

Sales - Improved Analysis Summary:

Number of Sales: 324

Range of Sale Dates: 1/00 through 12/01

Sales - Improved Valuation Change Summary:						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$91,700	\$126,800	\$218,500	\$239,700	91.2%	11.26%
2002 Value	\$100,700	\$135,900	\$236,600	\$239,700	98.7%	11.24%
Change	+\$9,000	+\$9,100	+\$18,100		+7.5%	-0.02%
%Change	+9.8%	+7.2%	+8.3%		+8.2%	-0.18%

*COV is a measure of uniformity, the lower the number, the better the uniformity. The negative figures of – 0.02% and –0.18% actually indicate an improvement.

Sales used in Analysis: All sales of 1- 3 family residences on residential lots that appeared to be market sales were considered for this analysis. The sale summary excludes parcels with multiple buildings, mobile homes, and new construction where less than a fully complete house was assessed for 2001 and parcels with a 2001 assessed improvements value of \$10,000 or less.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$96,300	\$123,900	\$220,200
2002 Value	\$105,700	\$132,700	\$238,400
%Change	+9.8%	+7.1%	+8.3%

Number of improved 1 to 3 family residences in the population: 3381.

The population summary excludes parcels with multiple buildings, mobile homes, and new construction where less than a fully complete house was assessed for 2001 and parcels with a 2001 assessed improvements value of \$10,000 or less.

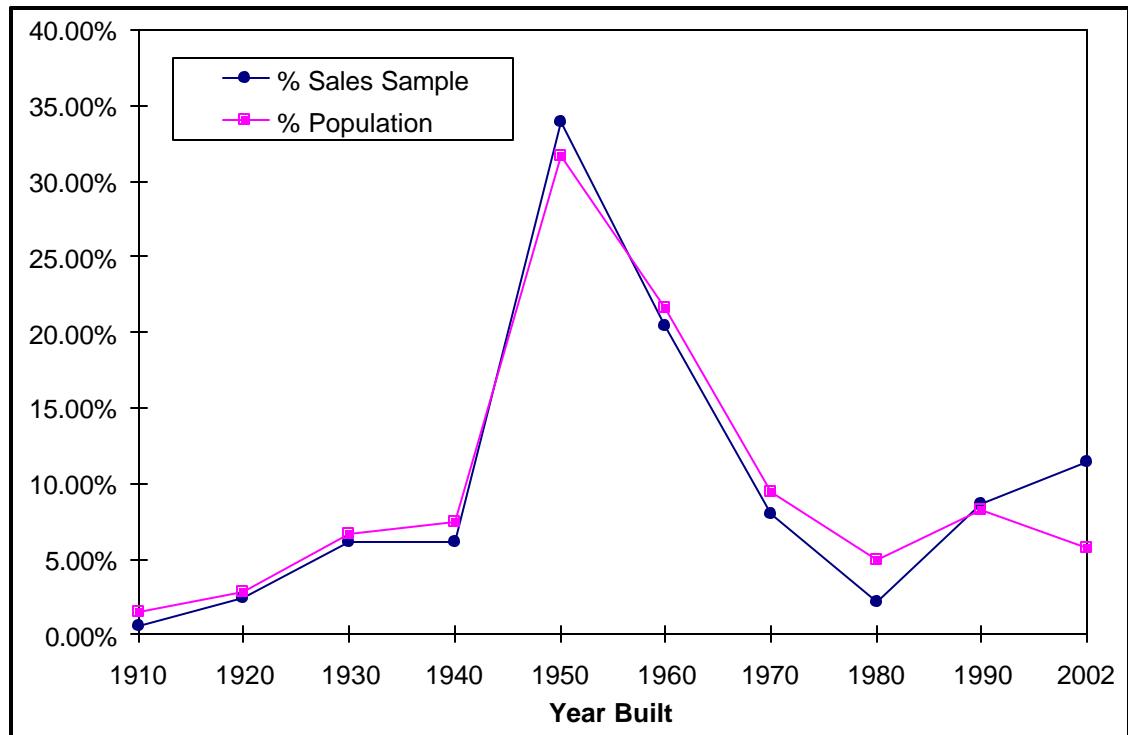
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as building grade, age, condition, stories, living areas, views, lot size, land problems and neighborhoods. The analysis could not identify any characteristics that would indicate a model that would correct for the market increase in this area. It is likely that the previous year's adjustments corrected for any deficiencies in the characteristics considered in the analysis. The adjustments therefore are implemented only by an overall factor (8.5%) that brings the area up to the current market levels. There are no waterfront properties in this area.

The Annual Update values described in this report improve assessment levels, uniformity and equity; we recommend posting them for the 2002 assessment roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	2	0.62%
1920	8	2.47%
1930	20	6.17%
1940	20	6.17%
1950	110	33.95%
1960	66	20.37%
1970	26	8.02%
1980	7	2.16%
1990	28	8.64%
2002	37	11.42%
	324	

Population		
Year Built	Frequency	% Population
1910	51	1.51%
1920	95	2.81%
1930	223	6.60%
1940	254	7.51%
1950	1069	31.62%
1960	733	21.68%
1970	319	9.44%
1980	165	4.88%
1990	279	8.25%
2002	193	5.71%
	3381	

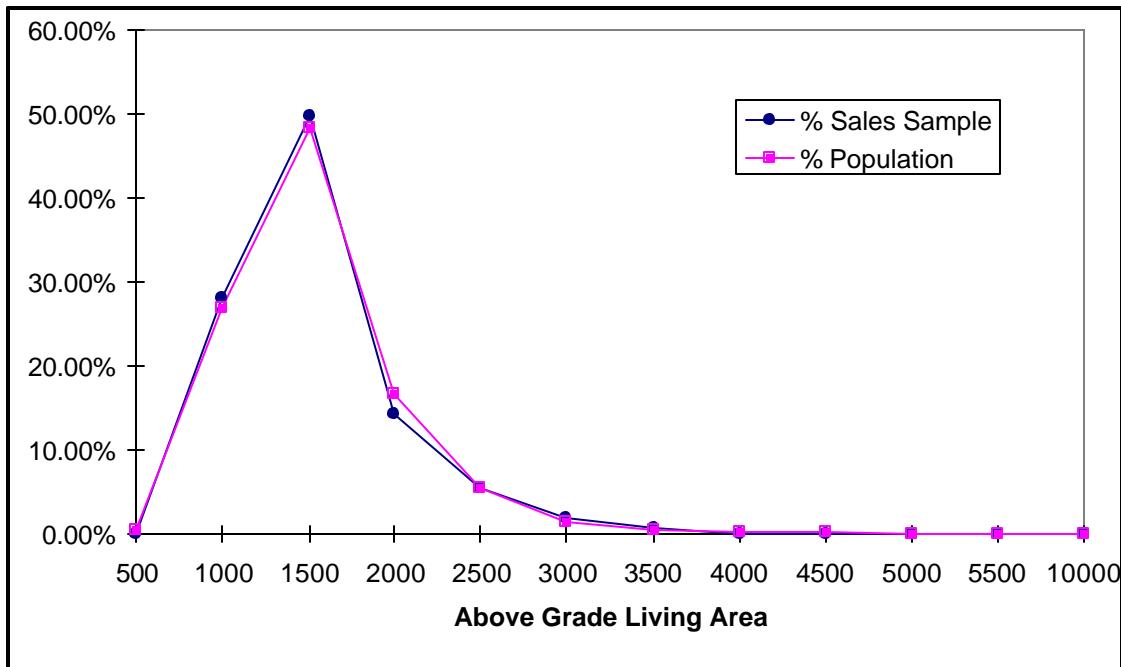


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	91	28.09%
1500	161	49.69%
2000	46	14.20%
2500	18	5.56%
3000	6	1.85%
3500	2	0.62%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
10000	0	0.00%
	324	

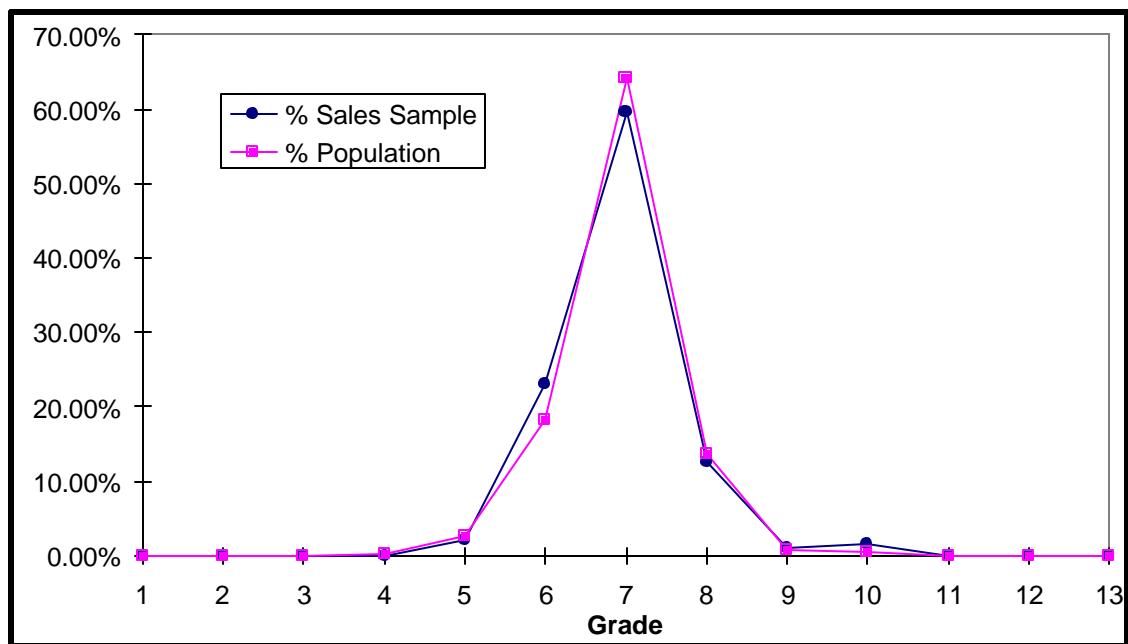
Population		
AGLA	Frequency	% Population
500	11	0.33%
1000	909	26.89%
1500	1636	48.39%
2000	563	16.65%
2500	189	5.59%
3000	51	1.51%
3500	11	0.33%
4000	8	0.24%
4500	3	0.09%
5000	0	0.00%
5500	0	0.00%
10000	0	0.00%
	3381	



The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

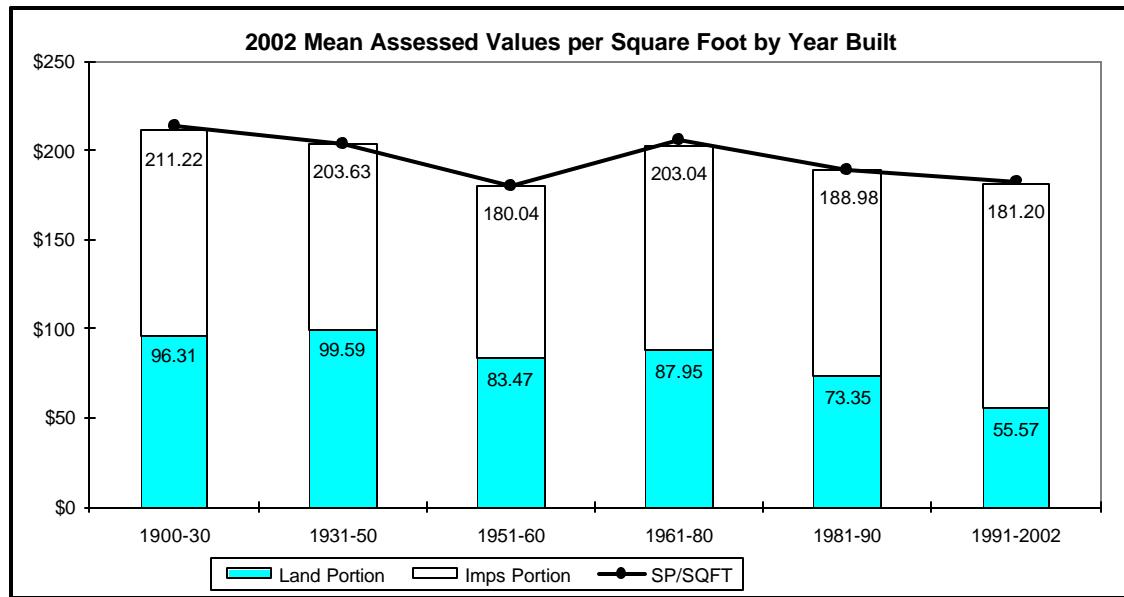
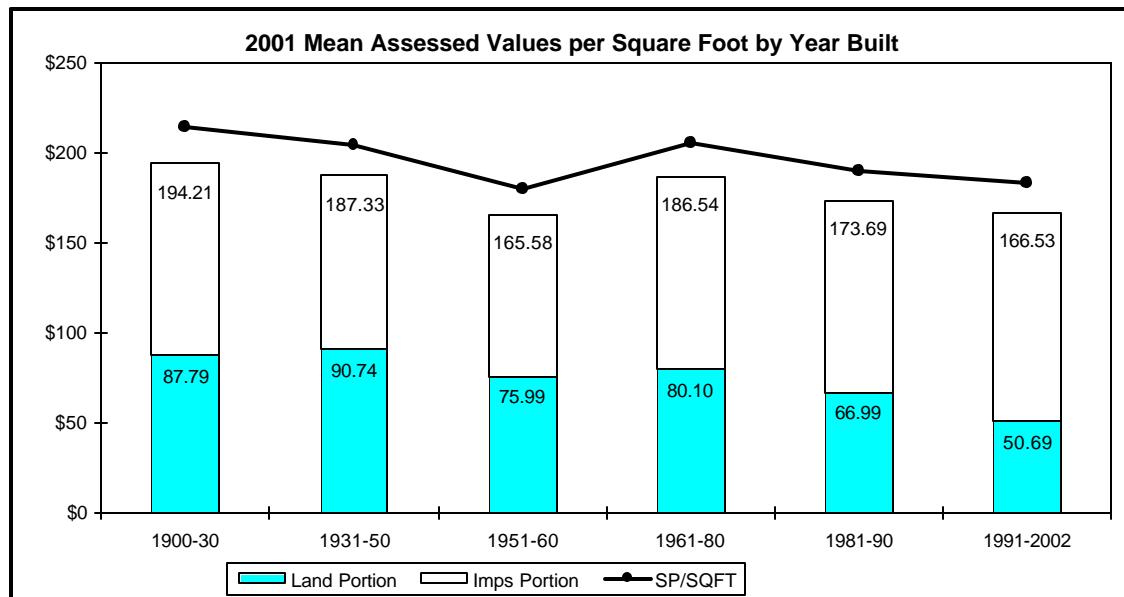
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	7	0.21%
5	7	2.16%	5	86	2.54%
6	75	23.15%	6	616	18.22%
7	193	59.57%	7	2171	64.21%
8	41	12.65%	8	463	13.69%
9	3	0.93%	9	23	0.68%
10	5	1.54%	10	14	0.41%
11	0	0.00%	11	1	0.03%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
	324			3381	



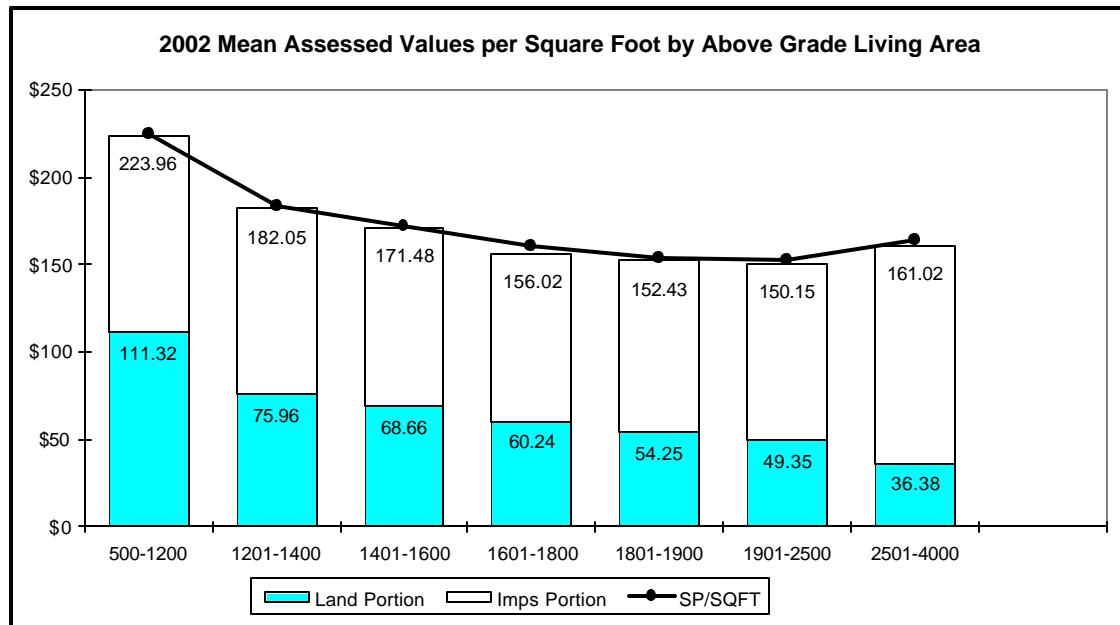
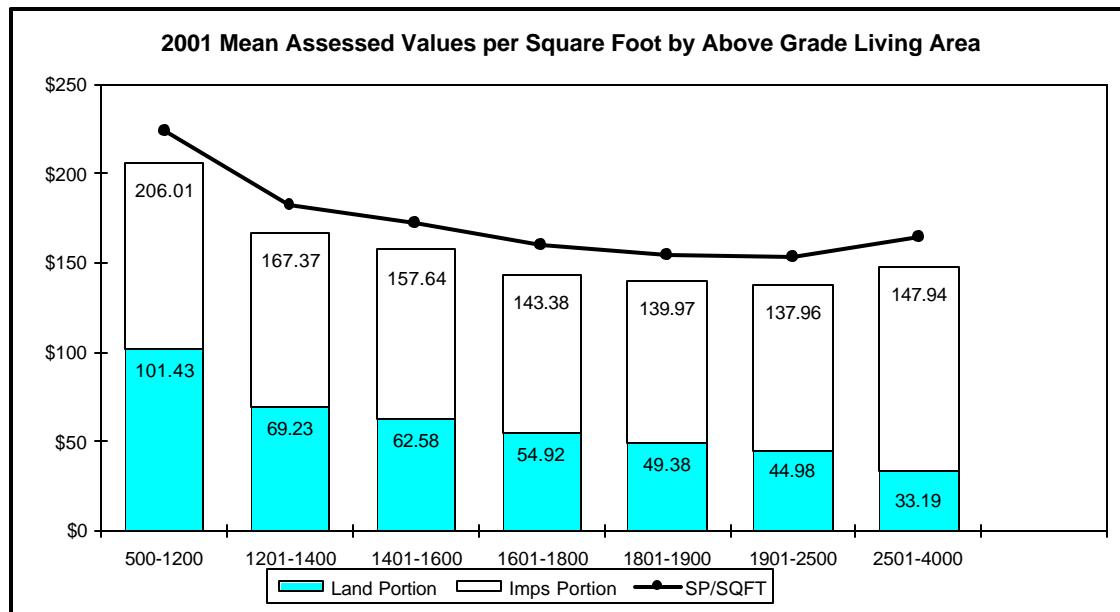
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



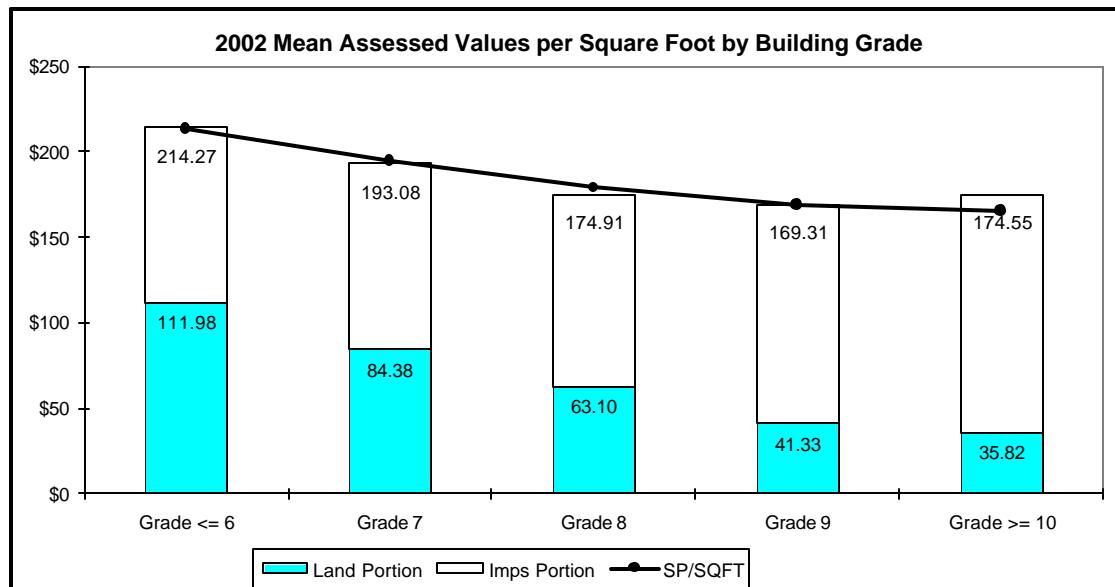
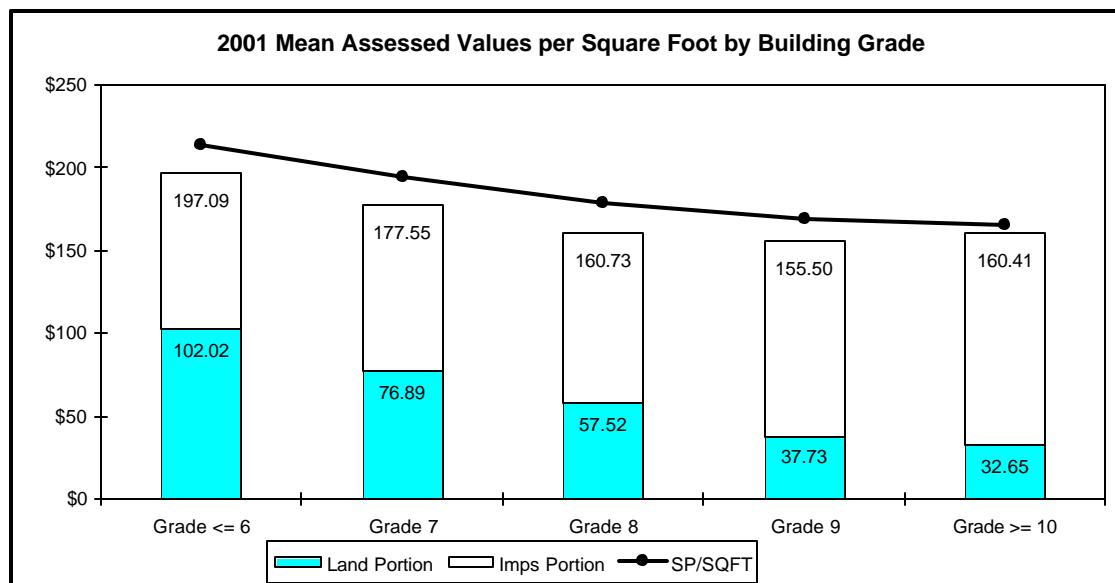
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. There were only 10 sales of houses built between 1900 and 1930. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. There are only 5 grade 10 or higher houses in the sale sample. The values shown in the improvement portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/3/2000 through 12/28/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

Land update

There were not enough land sales to derive a market adjustment for land based on vacant land sales only. A factor analysis based on consultations with the Appraisal Team Leader for this area resulted in an allocation which factors land by 9.8%. The formula is:

$$\text{2002 Land Value} = \text{2001 Land Value} \times 1.098$$

with the results rounded down to the next \$1000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

The total assessed values on all improved parcels were based on the analysis of the 324 usable residential sales in the area.

The chosen adjustment factor was developed after failing to identify a model, using multiple regression with the 2001 assessment ratio (assessed value/sale price) being the dependent variable, that implements the designated adjustments to the current market value

Improved Parcel Update (continued)

The analysis could not identify any characteristics that would indicate a model that would correct for the market increase in this area. It is likely that the previous year's adjustments corrected for any deficiencies in the characteristics considered in the analysis. The adjustments therefore are implemented by an overall factor (8.5%) that brings the area up to the current market levels. There are no waterfront properties in this area.

The derived adjustment formula is:

$$\text{2002 Total Value} = \text{2001 Total Value} * 1.085$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$\text{2002 Improvements Value} = \text{2002 Total Value} \text{ minus } \text{2002 Land Value}$$

An explanatory adjustment table is included in this report.

Other:

- If multiple houses exist on a parcel, then: $\text{2002 Total Value} = \text{2001 Total Value} * 1.083$ (rounded down), then, $\text{2002 Imps Value} = \text{2002 Total} - \text{2002 Land}$.
- If a house and mobile home exist, the formula derived from the house is used.
- If “accessory improvements only**”, then: $\text{2002 Total Value} = \text{2001 Total Value} * 1.083$ (rounded down), then, $\text{2002 Imps Value} = \text{2002 Total} - \text{2002 Land}$. ***These include parcels with houses that have no characteristics data in the Assessor’s database.*
- If vacant parcels (no improvements value), only the land adjustment applies.
- Land Values or Improvements Values of \$10,000 or less and “No Perc” (SewerSystem=3) land values are not changed from 2001.
- If 2002 Total Value calculates at less than or equal to 2002 Land Value, then $\text{2002 Land Value} + \text{2001 Imps Value} = \text{2002 Total Value}$.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 6 Annual Update Model Adjustments

2002 Total Value = 2001 Total Value*(1 + Overall +/- Characteristic Adjustments as Apply Below)

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

8.5%

Comments:

Properties adjusted by this model are adjusted by at least the overall adjustment of 8.5%.

The improved population of this area is 3381 parcels.

There were 324 improved sales used in this analysis. The sales dated 1/3/2000 to 12/28/2001.

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis could not identify any characteristics that would indicate a model that would correct for the market increase in this area. It is likely that the previous year's adjustments corrected for any deficiencies in the characteristics considered in the analysis. The adjustments can therefore only be an overall factor (8.5%) to bring the area up to the current market. This area was physically inspected and revalued in 2000.

Area 6 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.
 A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels *may* be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels *may* be relatively low. The overall 2001 weighted mean is 0.987.
 The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.
 It is difficult to draw conclusions when the sales count is low.

Subarea	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
2	86	0.897	0.972	8.3%	0.951	0.993
3	54	0.908	0.983	8.2%	0.951	1.015
5	70	0.941	1.019	8.3%	0.991	1.046
7	114	0.904	0.979	8.3%	0.957	1.000
ViewY/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
N	320	0.910	0.985	8.3%	0.973	0.998
Y	4	0.995	1.078	8.4%	0.903	1.254
Traffic Noise	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
N	259	0.913	0.988	8.3%	0.975	1.002
Y	65	0.906	0.981	8.3%	0.949	1.013
Water-front	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
N	321	0.910	0.986	8.3%	0.973	0.998
Y	3	0.993	1.077	8.4%	0.708	1.446
Lotsize	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
<3000	12	0.956	1.035	8.3%	0.993	1.077
3000-5000	44	0.906	0.981	8.3%	0.950	1.012
5001-8000	183	0.910	0.986	8.3%	0.970	1.002
8001-12000	77	0.901	0.976	8.3%	0.947	1.004
12001-16000	6	0.982	1.064	8.3%	0.941	1.187
16001-20000	1	0.845	0.915	8.3%	N/A	N/A
20001-30000	1	1.124	1.220	8.5%	N/A	N/A
Year Built or Renovated	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
1900-1910	2	0.865	0.938	8.5%	0.497	1.379
1911-1920	8	0.870	0.943	8.3%	0.777	1.108
1921-1930	20	0.897	0.972	8.3%	0.904	1.040
1931-1940	20	0.939	1.017	8.3%	0.975	1.059
1941-1950	110	0.915	0.990	8.2%	0.969	1.010
1951-1960	66	0.918	0.994	8.2%	0.967	1.020
1961-1970	26	0.922	0.998	8.3%	0.950	1.046
1971-1980	7	0.881	0.955	8.4%	0.875	1.035
1981-1990	28	0.912	0.987	8.3%	0.952	1.023
1991-2000	33	0.905	0.981	8.3%	0.936	1.025
>2000	4	0.871	0.944	8.4%	0.805	1.083

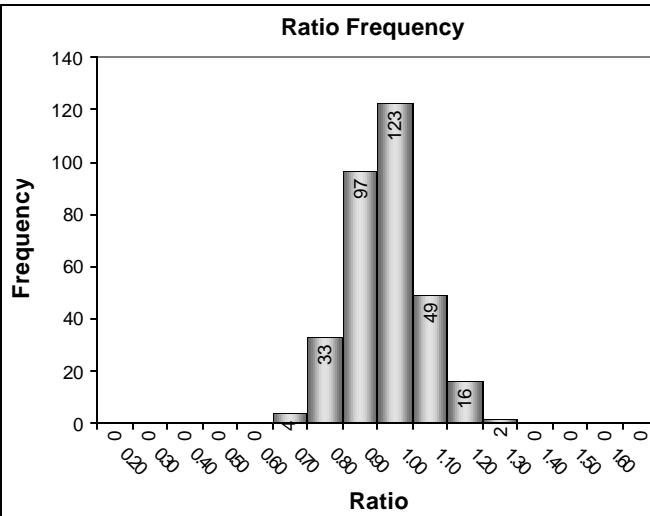
Area 6 Annual Update
Ratio Confidence Intervals

Building Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
5	7	0.947	1.025	8.2%	0.892	1.159
6	75	0.921	0.997	8.2%	0.969	1.025
7	193	0.910	0.985	8.3%	0.970	1.001
8	41	0.890	0.965	8.3%	0.931	0.998
9	3	0.912	0.989	8.4%	0.538	1.441
10	5	0.974	1.056	8.4%	0.960	1.152
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
Fair	2	0.849	0.921	8.4%	-2.604	4.445
Average	139	0.901	0.976	8.3%	0.957	0.994
Good	169	0.918	0.994	8.3%	0.978	1.011
Very Good	14	0.951	1.030	8.3%	0.963	1.097
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
1	224	0.917	0.993	8.3%	0.977	1.008
1.5	45	0.918	0.994	8.3%	0.962	1.026
2	53	0.890	0.965	8.3%	0.937	0.992
2.5	1	0.931	1.010	8.5%	N/A	N/A
3	1	0.945	1.024	8.3%	N/A	N/A
Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
<801	43	0.931	1.008	8.2%	0.978	1.037
801-1000	48	0.922	0.998	8.2%	0.965	1.030
1001-1500	161	0.910	0.985	8.3%	0.968	1.003
1501-2000	46	0.916	0.991	8.3%	0.954	1.029
2001-2500	18	0.880	0.954	8.3%	0.899	1.009
2501-3000	6	0.922	1.000	8.4%	0.884	1.116
3001-4000	2	0.828	0.898	8.4%	-1.232	3.028

Annual Update Ratio Study Report (Before)

2001 Assessments

District/Team: NW/3	Lien Date: 1/1/2001	Date of Report: 7/30/2002	Sales Dates: 1/00 - 12/01
Area 6	Analyst ID: JHEL	Property Type: 1-3 Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 324 Mean Assessed Value 218,500 Mean Sales Price 239,700 Standard Deviation AV 55,329 Standard Deviation SP 65,258			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.923 Median Ratio 0.921 Weighted Mean Ratio 0.912			
UNIFORMITY			
Lowest ratio 0.651 Highest ratio: 1.234 Coefficient of Dispersion 8.84% Standard Deviation 0.104 Coefficient of Variation 11.26% Price Related Differential (PRD) 1.012			
RELIABILITY			
95% Confidence: Median <i>Lower limit</i> 0.909 <i>Upper limit</i> 0.932 95% Confidence: Mean <i>Lower limit</i> 0.911 <i>Upper limit</i> 0.934			
SAMPLE SIZE EVALUATION			
n (population size) 3381 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.104 Recommended minimum: 17 Actual sample size: 324 Conclusion: OK			
NORMALITY			
Binomial Test <i># ratios below mean:</i> 167 <i># ratios above mean:</i> 157 <i>Z:</i> 0.556 Conclusion: <i>Normal*</i>			
<i>*i.e. no evidence of non-normality</i>			



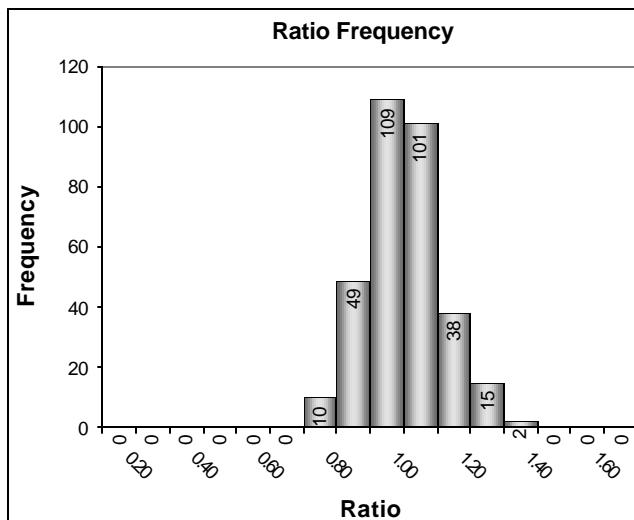
COMMENTS:

1 - 3 Family Residences throughout the area.

Annual Update Ratio Study Report (After)

2002 Assessments

District/Team: NW/3	Lien Date: 1/1/2002	Date of Report: 7/30/2002	Sales Dates: 1/00- 12/01
Area 6	Analyst ID: JHEL	Property Type: 1 - 3 Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 324 Mean Assessed Value 236,600 Mean Sales Price 239,700 Standard Deviation AV 60,027 Standard Deviation SP 65,258			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.999 Median Ratio 0.997 Weighted Mean Ratio 0.987			
UNIFORMITY			
Lowest ratio 0.706 Highest ratio: 1.333 Coefficient of Dispersion 8.83% Standard Deviation 0.112 Coefficient of Variation 11.24% Price Related Differential (PRD) 1.012			
RELIABILITY			
95% Confidence: Median Lower limit 0.984 Upper limit 1.009 95% Confidence: Mean Lower limit 0.987 Upper limit 1.011			
SAMPLE SIZE EVALUATION			
n (population size) 3381 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.112 Recommended minimum: 20 Actual sample size: 324 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 165 # ratios above mean: 159 Z: 0.333 Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

Assessment levels and uniformity are improved by Annual Update.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Sales Available for Annual Update Analysis
Area 6
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	178760	0256	7/26/00	144000	590	0	5	1950	4	3900	N	N	13328 1ST AV NE
2	615020	0215	3/20/01	177000	720	0	5	1933	4	6800	N	N	13546 DENSMORE AV N
2	192604	9393	7/26/01	226650	1500	0	5	1910	4	7269	N	N	14140 PHINNEY AV N
2	192604	9393	6/22/00	210500	1500	0	5	1910	4	7269	N	N	14140 PHINNEY AV N
2	614970	0340	2/26/01	165000	660	0	6	1945	4	7560	N	N	13753 ASHWORTH AV N
2	083200	0105	2/14/00	200000	680	0	6	1943	4	8100	N	N	333 N 133RD ST
2	083200	0110	3/2/00	172500	720	0	6	1943	3	8100	N	N	339 N 133RD ST
2	614970	0150	8/13/01	186953	730	0	6	1949	4	7480	N	N	13729 STONE AV N
2	615020	0520	12/4/00	159950	760	0	6	1946	3	6800	N	N	13518 BURKE AV N
2	192604	9269	2/24/00	143100	770	0	6	1952	3	6017	N	N	1736 N 130TH ST
2	614970	0300	2/26/01	162950	770	0	6	1950	3	7200	N	N	13720 STONE AV N
2	615020	0470	8/23/01	212500	780	0	6	1948	4	4680	N	N	1903 N 137TH ST
2	614970	0335	7/5/00	190000	800	0	6	1952	4	7560	N	N	13757 ASHWORTH AV N
2	016400	0360	4/22/00	184000	860	0	6	1934	4	9167	N	N	613 N 137TH ST
2	614970	0155	11/8/00	180000	890	0	6	1947	4	7480	N	N	13723 STONE AV N
2	192604	9007	9/6/01	190000	900	0	6	1940	3	12648	N	N	701 N 145TH ST
2	645030	3965	8/8/00	155000	910	0	6	1948	3	6300	N	N	14017 ASHWORTH AV N
2	615020	0245	12/15/01	204000	940	0	6	1942	4	6800	N	N	13518 DENSMORE AV N
2	614970	0145	10/4/01	192450	1020	0	6	1947	3	8160	N	N	13733 STONE AV N
2	615020	0200	5/11/00	162277	1040	0	6	1954	4	4635	N	N	1709 N 137TH ST
2	615070	0316	7/19/01	225000	1100	0	6	1951	3	8883	N	N	13756 DENSMORE AV N
2	645030	3653	6/15/00	188000	1160	0	6	1947	4	5250	N	N	14006 ASHWORTH AV N
2	192604	9201	1/21/00	177000	1230	0	6	1947	5	6750	N	N	12815 ASHWORTH AV N
2	192604	9160	12/6/00	325000	1430	0	6	1979	4	2614	Y	Y	317 N 137TH ST
2	083200	0090	7/26/01	292000	1740	0	6	1943	5	7020	N	N	315 N 133RD ST
2	425830	0030	10/23/00	180000	770	770	7	1950	4	7260	N	N	512 N 143RD ST
2	192604	9210	4/11/01	184950	830	0	7	1944	4	10950	N	N	14324 EVANSTON AV N
2	192604	9161	4/27/01	352500	880	680	7	1977	3	3049	N	Y	311 N 137TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	192604	9373	12/11/00	220000	880	820	7	1976	3	7200	N	N	14324 FREMONT AV N
2	178760	0180	6/27/01	185950	890	0	7	1950	4	6679	N	N	13053 ROOSEVELT WY NE
2	615070	0185	3/6/01	179500	910	0	7	1948	3	6160	N	N	1812 N 137TH ST
2	016400	0254	11/20/01	225723	960	960	7	1947	3	8550	N	N	540 N 137TH ST
2	645030	3880	9/12/01	211000	980	0	7	1955	3	7750	N	N	14026 ROSLYN PL N
2	192604	9357	4/3/00	205000	1040	320	7	1949	4	7372	N	N	14356 EVANSTON AV N
2	645030	4560	4/26/01	173000	1040	0	7	1955	3	5100	N	N	14008 LENORA PL N
2	419240	0015	8/28/01	220000	1060	0	7	1952	4	7200	N	N	2144 N 133RD ST
2	641460	0031	2/23/01	189000	1060	0	7	1949	4	13800	N	N	13004 CORLISS AV N
2	615070	0378	3/20/01	195000	1080	0	7	1949	4	5830	N	N	1612 N 137TH ST
2	675970	0030	6/8/00	218500	1100	0	7	1954	4	7200	N	N	414 N 143RD ST
2	641460	0008	3/21/01	225000	1110	0	7	1949	4	9664	N	N	2356 N 130TH ST
2	192604	9231	7/19/01	227500	1110	670	7	1961	4	9664	N	N	13031 MERIDIAN AV N
2	615020	0505	8/29/01	205000	1120	0	7	1947	3	6800	N	N	13522 BURKE AV N
2	083200	0095	9/21/01	225000	1130	0	7	1943	4	8100	N	N	321 N 133RD ST
2	192604	9397	6/6/00	275000	1130	730	7	1985	3	9011	N	N	1742 N 130TH ST
2	641460	0240	6/20/01	219950	1130	0	7	1950	4	8316	N	N	13401 CORLISS AV N
2	615070	0199	8/10/01	240000	1140	0	7	1948	3	9780	N	N	13715 BURKE AV N
2	419240	0005	4/16/01	232500	1150	0	7	1952	4	6960	N	N	13309 CORLISS AV N
2	641460	0321	6/19/00	222000	1160	0	7	1952	4	8730	N	N	13319 1ST AV NE
2	192604	9240	10/18/00	210000	1160	0	7	1950	4	6560	N	N	13019 MERIDIAN AV N
2	641460	0114	8/28/01	215000	1230	600	7	1928	3	6952	N	N	13055 CORLISS AV N
2	241960	0100	12/27/00	205400	1250	0	7	1954	4	6360	N	N	521 N 141ST ST
2	241960	0030	6/28/00	199950	1250	0	7	1954	4	6360	N	N	512 N 142ND ST
2	615020	0485	2/14/00	204000	1250	0	7	1959	3	6800	N	N	13536 BURKE AV N
2	178760	0211	2/23/01	220000	1280	0	7	1932	3	7287	N	N	145 NE 133RD ST
2	645030	4140	2/5/01	192000	1280	0	7	1944	4	7875	N	N	14011 ROSLYN PL N
2	016400	0230	9/21/01	232500	1320	0	7	1960	3	6760	N	N	713 1/2 N 138TH ST
2	016400	0230	12/18/00	162950	1320	0	7	1960	3	6760	N	N	713 1/2 N 138TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	645030	4595	4/13/01	226000	1320	480	7	1983	3	2550	N	N	14022 LENORA PL N
2	675970	0020	2/22/00	218500	1390	0	7	1954	4	7440	N	N	402 N 143RD ST
2	178760	0280	1/19/01	244950	1420	0	7	1930	4	8080	N	N	13026 1ST AV NE
2	192604	9387	10/16/00	277500	1440	670	7	1982	3	9583	N	N	14004 EVANSTON AV N
2	241960	0080	4/12/01	229950	1460	0	7	1954	4	6360	N	N	500 N 141ST ST
2	718080	0030	2/5/01	230000	1460	0	7	1953	4	7000	N	N	1416 N 136TH ST
2	615020	0425	5/31/00	335000	1460	960	7	1998	3	5006	N	N	13529 MERIDIAN AV N
2	083200	0060	9/14/00	222000	1490	0	7	1940	4	8100	N	N	322 N 133RD ST
2	083100	0030	7/6/00	218000	1490	0	7	1955	4	5929	N	N	13514 N PARK AV N
2	241960	0065	3/27/00	215000	1510	0	7	1954	5	7992	N	N	520 N 141ST ST
2	192604	9186	3/23/01	239950	1510	0	7	1948	4	9000	N	N	12833 ASHWORTH AV N
2	241960	0095	8/22/01	234950	1530	0	7	1954	4	6360	N	N	511 N 141ST ST
2	645030	3950	5/25/01	267000	1540	300	7	1958	3	9240	N	N	14013 ASHWORTH AV N
2	016400	0190	5/15/01	245000	1650	0	7	1949	5	7220	N	N	510 N 138TH ST
2	641460	0273	3/19/01	303500	2230	0	7	1998	3	8372	N	N	13317 1ST AV NE
2	615020	0095	7/11/01	307500	2280	0	7	1992	3	6800	N	N	13538 ASHWORTH AV N
2	291870	0110	7/6/00	269950	1180	700	8	1963	4	7200	N	N	14104 PHINNEY AV N
2	178760	0209	4/23/01	257000	1340	0	8	1984	3	8867	N	N	13029 C 3RD AV NE
2	178760	0165	8/20/01	269900	1350	1040	8	1955	4	7149	N	N	13040 3RD AV NE
2	930200	0050	8/16/01	228500	1360	0	8	1961	3	8925	N	N	13816 DAYTON AV N
2	016400	0280	5/8/01	325000	1400	1000	8	1964	4	7020	N	N	546 N 137TH ST
2	641510	0184	2/22/00	230000	1420	1000	8	1969	3	7200	N	N	13561 ROOSEVELT WY N
2	291870	0010	12/19/01	269950	1440	0	8	1963	4	7313	N	N	433 N 141ST ST
2	614970	0254	3/7/00	273000	1560	400	8	1982	3	6732	N	N	13727 INTERLAKE AV N
2	178760	0207	11/30/00	271900	1700	0	8	1984	3	7200	N	N	13029 3RD AV NE
2	447800	0020	8/11/00	272000	2020	0	8	1962	4	7200	N	N	2309 N 134TH ST
2	016400	0290	3/23/00	380000	2140	0	8	1999	3	7206	N	N	706 N 137TH ST
2	016400	0290	2/22/00	400000	2140	0	8	1999	3	7206	N	N	706 N 137TH ST
2	083200	0127	11/7/01	435000	2580	0	9	2001	3	6977	N	N	13205 BITTER PL N

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	178760	0225	1/16/01	130000	1040	0	5	1920	4	9600	N	N	13322 ROOSEVELT WY NE
3	645030	3360	5/18/00	154211	670	0	6	1949	4	5250	N	N	14023 WALLINGFORD AV N
3	645030	2820	11/1/00	167500	700	0	6	1949	3	6075	N	N	1903 N 143RD ST
3	645030	1750	4/25/01	182500	770	0	6	1942	4	5250	N	N	14330 COURTLAND PL N
3	645030	1760	4/28/00	177000	800	0	6	1949	4	5250	N	N	14328 COURTLAND PL N
3	645030	1395	4/13/00	169900	800	0	6	1952	4	5250	N	N	14322 ASHWORTH AV N
3	202604	9038	5/25/01	155000	830	0	6	1932	4	7680	N	N	2344 N 140TH ST
3	645030	2125	9/6/00	169950	830	0	6	1952	4	5250	N	N	14327 BURKE AV N
3	202604	9034	8/6/01	200000	850	850	6	1924	4	6000	N	N	2334 N 140TH ST
3	645030	1405	6/26/01	182000	860	0	6	1952	4	5250	N	N	14318 ASHWORTH AV N
3	645030	2660	9/27/01	227000	860	0	6	1942	4	6600	N	N	14012 WAYNE PL N
3	645030	1195	12/11/00	162000	890	0	6	1951	4	5500	N	N	1514 N 143RD ST
3	645030	0970	10/21/00	170000	900	0	6	1950	3	5200	N	N	14338 INTERLAKE AV N
3	645030	2465	8/17/01	209950	1010	0	6	1952	4	4725	N	N	14311 MERIDIAN AV N
3	645030	2135	7/11/00	193500	1020	0	6	1947	4	5250	N	N	14333 BURKE AV N
3	645030	1545	4/2/01	200000	1210	0	6	1949	3	4725	N	N	14349 DENSMORE AV N
3	202604	9098	7/13/01	154000	1360	0	6	1951	3	8100	N	N	14040 CORLISS AV N
3	283210	0245	3/22/01	182000	800	380	7	1982	3	8710	N	N	13939 4TH AV NE
3	641510	0401	5/21/01	215800	810	0	7	1942	4	8100	N	N	13745 1ST AV NE
3	863210	0005	6/20/01	236000	810	0	7	1947	4	8100	N	N	13733 1ST AV NE
3	202604	9108	8/23/00	222069	870	0	7	1952	4	7200	N	N	14336 BAGLEY AV N
3	645030	3280	11/13/00	158000	870	0	7	1952	4	5460	N	N	14014 COURTLAND PL N
3	863210	0010	5/21/01	229000	910	0	7	1947	4	8100	N	N	13727 1ST AV NE
3	863210	0010	11/28/00	220000	910	0	7	1947	4	8100	N	N	13727 1ST AV NE
3	641510	0142	9/24/01	289000	1020	250	7	1920	4	8500	N	N	13531 CORLISS AV N
3	283210	0745	5/25/00	194950	1050	0	7	1948	4	7200	N	N	13760 1ST AV NE
3	641510	0273	1/25/01	235000	1070	250	7	1947	3	7080	N	N	2127 N 140TH ST
3	178760	0224	3/10/00	230000	1110	530	7	1967	3	7215	N	N	13315 3RD AV NE
3	202604	9122	5/8/00	190000	1120	0	7	1937	4	6649	N	N	2111 N 143RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	645030	3730	4/17/01	245000	1140	0	7	1928	4	5040	N	N	14021 DENSMORE AV N
3	202604	9152	7/20/01	215000	1190	620	7	1962	4	8100	N	N	14356 CORLISS AV N
3	020230	0020	12/14/01	236000	1210	0	7	1955	3	6240	N	N	14051 CORLISS AV N
3	645030	2835	5/3/01	207900	1260	0	7	1987	3	2640	N	N	14045 WAYNE PL N
3	641510	0301	8/21/00	210000	1260	0	7	1958	4	7500	N	N	13733 CORLISS AV N
3	202604	9133	5/9/01	257000	1270	950	7	1956	3	6300	N	N	14041 BAGLEY AV N
3	641510	0153	5/15/00	242500	1290	0	7	1956	4	7200	N	N	2145 N 137TH ST
3	641510	0370	10/18/01	205000	1330	0	7	1950	4	7080	N	N	2323 N 140TH ST
3	202604	9121	7/18/00	243000	1330	700	7	1955	4	9000	N	N	14025 BAGLEY AV N
3	283210	0930	6/8/00	257500	1350	0	7	1999	3	10143	Y	N	13504 3RD AV NE
3	641510	0330	9/26/01	219950	1370	0	7	1948	4	7080	N	N	2320 N 137TH ST
3	178760	0150	2/9/00	185000	1400	0	7	1950	4	7000	N	N	13320 3RD AV NE
3	202604	9082	10/26/01	319000	1460	780	7	1928	5	8840	N	N	2104 N 143RD ST
3	645030	1280	4/20/00	191600	1600	410	7	1949	3	5250	N	N	14343 ASHWORTH AV N
3	769760	0045	8/9/00	205000	1630	0	7	1951	4	7370	N	N	2112 N 143RD ST
3	442560	0005	3/23/00	213500	1630	0	7	1951	5	7656	N	N	14357 BAGLEY AV N
3	223900	0031	3/30/00	193000	1750	0	7	1955	3	7670	N	N	14020 BAGLEY AV N
3	645030	2000	3/20/01	224950	1920	0	7	1989	3	5250	N	N	14332 WALLINGFORD AV N
3	645030	2220	6/27/01	266722	1950	0	7	2000	3	2643	N	N	14332 BURKE AV N
3	178760	0227	4/7/00	222150	2020	0	7	1952	4	6900	N	N	13321 3RD AV NE
3	202604	9068	10/26/00	265000	1260	950	8	1958	4	8640	N	N	14032 SUNNYSIDE AV N
3	641510	0303	9/25/00	270000	1270	600	8	1991	3	9734	N	N	13735 A CORLISS AV N
3	202604	9146	4/23/01	252000	1430	400	8	1960	4	6000	N	N	2336 N 140TH ST
3	283210	0275	10/19/01	287500	1430	1330	8	1948	5	9600	N	N	13912 PAR PL NE
3	283210	0927	6/22/01	357500	1820	780	8	2001	3	7265	N	N	13502 3RD AV NE
5	641210	0027	5/10/00	175000	810	0	5	1932	4	8758	N	N	12212 1ST AV NE
5	641210	0192	9/21/01	194950	720	0	6	1948	4	8002	N	N	12304 3RD AV NE
5	641160	0110	12/3/01	180000	730	0	6	1929	4	6141	N	N	2354 N 115TH ST
5	641260	0006	2/27/01	163000	800	0	6	1942	3	8190	N	N	12506 1ST AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5	292604	9180	2/20/01	213000	800	100	6	1942	4	10705	N	N	11343 CORLISS AV N
5	932580	0100	8/3/01	209950	1030	0	6	1950	4	6209	N	N	1315 N 122ND ST
5	292604	9194	7/26/01	203000	1030	0	6	1944	3	5604	N	N	11340 SUNNYSIDE AV N
5	303420	0137	8/15/00	185000	1040	0	6	1954	3	7500	N	N	12701 1ST AV NE
5	932580	0060	12/11/01	223000	1200	0	6	1950	4	6596	N	N	1331 N 121ST ST
5	303420	0960	6/2/00	130500	1580	0	6	1942	3	8625	N	N	1745 N 130TH ST
5	641160	0299	8/29/00	180000	770	0	7	1947	3	7652	N	N	11724 CORLISS AV N
5	641160	0003	8/29/00	196000	780	0	7	1949	3	11200	N	N	11530 MERIDIAN AV N
5	641160	0229	10/16/01	193000	800	0	7	1939	4	8914	N	N	11728 MERIDIAN AV N
5	641160	0228	9/6/00	172000	820	0	7	1941	4	7500	N	N	11710 MERIDIAN AV N
5	303420	0442	1/25/01	176600	850	0	7	1947	4	5693	N	N	12015 1ST AV NE
5	224650	0035	5/23/00	229950	860	370	7	1947	4	7555	N	N	206 NE 120TH ST
5	303420	0535	9/15/00	195000	890	0	7	1950	4	7210	N	N	12226 ASHWORTH AV N
5	641210	0022	9/19/01	197500	950	0	7	1950	3	5997	N	N	12051 2ND AV NE
5	303420	0411	10/11/01	229950	1000	0	7	1949	4	9046	N	N	2318 N 120TH ST
5	303420	0142	4/11/00	254480	1070	140	7	1950	4	6988	N	N	12558 CORLISS AV N
5	292604	9257	2/15/00	209950	1080	380	7	1955	4	7875	N	N	2130 N 114TH ST
5	207260	0030	1/17/01	185000	1080	0	7	1952	4	8220	N	N	12002 BURKE AV N
5	438320	0005	4/10/00	199950	1090	0	7	1950	4	6638	N	N	222 NE 125TH ST
5	303420	0505	8/2/01	279950	1110	200	7	1948	4	6005	N	N	1925 N 122ND ST
5	863160	0015	3/30/00	234000	1160	560	7	1948	4	5500	N	N	2334 N 122ND ST
5	303420	0202	7/7/01	285000	1160	1100	7	1964	4	8100	N	N	12567 A CORLISS AV N
5	207260	0060	9/18/00	210000	1160	0	7	1952	4	8136	N	N	12033 BURKE AV N
5	303420	0685	8/14/01	450000	1180	1180	7	1963	4	20559	Y	Y	1922 N 122ND ST
5	631040	0085	7/25/01	210000	1180	0	7	1950	4	6370	N	N	1509 N 121ST ST
5	303420	0140	6/19/01	236000	1200	0	7	1949	4	6217	N	N	12550 CORLISS AV N
5	303420	0435	6/27/00	248000	1280	0	7	1957	4	9390	N	N	2333 N 122ND ST
5	303420	0063	11/3/00	242700	1280	160	7	1976	3	7702	N	N	2168 A N 128TH ST
5	207260	0020	5/25/01	249950	1320	0	7	1952	4	7200	N	N	12014 BURKE AV N

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5	303420	0530	12/18/00	189000	1330	0	7	1950	3	10005	N	N	12231 DENSMORE AV N
5	207260	0025	2/15/01	229950	1340	0	7	1952	4	7200	N	N	12008 BURKE AV N
5	641260	0018	11/28/00	280000	1350	600	7	1958	4	7232	N	N	12521 2ND AV NE
5	641160	0067	8/1/00	219000	1350	170	7	1948	4	6860	N	N	11510 CORLISS AV N
5	641160	0084	6/13/00	195000	1360	0	7	1948	4	9000	N	N	11538 CORLISS AV N
5	932580	0047	4/23/01	269950	1390	0	7	2000	3	7681	N	N	1321 N 121ST ST
5	303420	0426	3/23/00	252000	1410	0	7	1948	4	9384	N	N	2332 N 120TH ST
5	641160	0017	12/8/00	209950	1410	0	7	1955	4	6750	N	N	2127 N 117TH ST
5	303420	0613	4/11/00	242500	1430	600	7	1960	4	7663	N	N	12220 DENSMORE AV N
5	303420	0609	11/9/01	269000	1590	650	7	1964	3	7287	N	N	12220 DENSMORE AV N
5	303420	0501	7/18/01	260250	1620	0	7	1955	4	9000	N	N	1914 N 120TH ST
5	303420	0518	6/12/01	295000	1710	450	7	1965	3	7706	N	N	12277 DENSMORE AV N
5	303420	0534	11/20/00	210000	1720	0	7	1950	4	7486	N	N	12229 DENSMORE AV N
5	302604	9062	4/12/01	262000	1840	0	7	1947	4	11570	N	N	11515 MERIDIAN AV N
5	641160	0359	2/14/01	269900	2070	0	7	1952	4	7788	N	N	11736 1ST AV NE
5	292604	9518	5/22/00	290000	1300	460	8	1983	3	7800	N	N	11322 C MERIDIAN AV N
5	303420	0366	11/21/01	237950	1440	0	8	1972	3	9065	N	N	2126 N 120TH ST
5	641160	0100	4/26/00	219950	1480	0	8	1953	4	6600	N	N	11551 1ST AV NE
5	303420	0391	4/10/00	215000	1510	0	8	1967	4	6800	N	N	2155 N 122ND ST
5	303420	0405	5/16/00	259950	1590	0	8	1950	4	11204	N	N	2302 N 120TH ST
5	641160	0085	5/21/01	257000	1660	0	8	1950	3	13194	N	N	2319 N 117TH ST
5	641160	0025	4/24/01	280000	1740	80	8	1948	4	14400	N	N	2135 N 117TH ST
5	303420	0389	9/12/00	209950	1810	0	8	1969	4	6800	N	N	2149 N 122ND ST
5	641160	0241	3/21/00	298000	1990	1100	8	1965	4	9648	N	N	11734 MERIDIAN AV N
5	750350	0010	9/21/00	335000	2000	0	8	1963	4	5882	N	N	12011 DENSMORE AV N
5	303420	0846	10/24/00	295000	2040	0	8	1965	4	11115	N	N	1765 N 128TH ST
5	303420	0172	6/20/01	436000	2120	350	8	1995	3	7720	N	N	2151 N 128TH ST
5	641160	0045	4/3/00	330000	2240	0	8	1991	3	9385	N	N	2140 N 115TH ST
5	303420	0374	6/6/00	399950	2390	0	8	1940	4	18780	N	N	2143 N 122ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5	303420	0311	9/25/00	292500	2420	0	8	1993	4	8167	N	N	12270 CORLISS AV N
5	303420	0409	2/26/01	395000	2280	0	9	2000	3	8037	N	N	2169 N 122ND ST
5	303420	0668	11/21/00	441400	2680	0	9	2000	3	7230	N	N	1730 C N 122ND ST
5	303420	0131	1/13/00	495000	2600	0	10	1999	3	7218	N	N	12586 CORLISS AV N
5	303420	0134	4/7/00	469000	2640	0	10	1999	3	9360	N	N	12707 1ST AV NE
5	303420	0133	4/26/00	409000	2710	0	10	2000	3	6909	N	N	12703 1ST AV NE
5	303420	0130	1/14/00	439000	2770	0	10	1999	3	7208	N	N	2313 N 128TH ST
5	303420	0132	7/3/00	469000	3190	0	10	2000	3	9172	N	N	12576 CORLISS AV N
7	630050	0450	1/17/01	156000	620	0	5	1928	4	5141	N	N	10344 STONE AV N
7	435870	0145	10/24/00	194900	550	710	6	1921	5	12600	N	N	10746 DENSMORE AV N
7	546430	0012	7/26/00	165000	620	0	6	1942	3	5103	N	N	1815 N 105TH ST
7	630050	0250	5/10/00	156000	620	0	6	1937	3	4820	N	N	10306 MIDVALE AV N
7	630050	0760	3/20/01	179500	670	0	6	1925	4	5176	N	N	10054 STONE AV N
7	431070	0180	6/22/00	176000	680	0	6	1947	3	5000	N	N	9732 DENSMORE AV N
7	630000	0230	5/10/01	167000	690	0	6	1940	3	5060	N	N	10709 INTERLAKE AV N
7	630050	0795	6/12/00	185000	700	0	6	1928	4	5182	N	N	10026 STONE AV N
7	630050	0640	8/25/00	188000	760	0	6	1935	4	4980	N	N	10030 INTERLAKE AV N
7	431070	2550	7/26/00	168900	770	0	6	1946	3	5000	N	N	9251 DENSMORE AV N
7	199720	0110	11/15/00	180000	770	0	6	1941	4	5196	N	N	8824 DENSMORE AV N
7	630000	0401	4/25/00	174300	770	0	6	1926	4	5060	N	N	10541 INTERLAKE AV N
7	802170	0545	3/14/00	295000	800	470	6	1973	4	4500	N	N	2116 N 88TH ST
7	431070	2215	9/18/01	169000	830	0	6	1946	4	6396	N	N	9527 COLLEGE WY N
7	431070	0020	10/10/00	195000	840	260	6	1948	4	5132	N	N	9748 WALLINGFORD AV N
7	802170	0750	1/3/00	165000	860	0	6	1954	3	4500	N	N	2121 N 88TH ST
7	099300	0155	3/22/00	210000	880	0	6	1939	4	5125	N	N	8847 INTERLAKE AV N
7	802170	0610	11/6/00	184950	950	0	6	1988	3	2250	N	N	2146 N 88TH ST
7	912910	0010	7/24/00	186000	1010	0	6	1949	4	8588	N	N	8522 DENSMORE AV N
7	802170	0445	3/27/01	250000	1110	0	6	1952	4	4500	N	N	2133 N 89TH ST
7	435870	0015	3/23/01	297000	1140	770	6	1999	3	7834	N	N	10524 ASHWORTH AV N

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	435870	0015	1/17/00	269950	1140	770	6	1999	3	7834	N	N	10524 ASHWORTH AV N
7	630050	0435	2/18/00	170000	1150	0	6	1918	4	5164	N	N	10338 STONE AV N
7	295790	0125	11/29/01	327000	1210	800	6	1950	3	7338	N	N	8821 MERIDIAN AV N
7	630050	0671	5/11/01	213000	1240	0	6	1940	4	5000	N	N	1410 N 100TH ST
7	630000	0312	2/11/00	232000	1280	0	6	1927	5	5060	N	N	10548 INTERLAKE AV N
7	802170	0860	7/24/01	232000	1320	0	6	1920	4	4500	N	N	2136 N 87TH ST
7	630050	0850	6/18/01	210000	1340	0	6	1952	5	4980	N	N	10017 INTERLAKE AV N
7	431070	0100	12/26/01	290000	1680	0	6	1930	4	5134	N	N	9714 WALLINGFORD AV N
7	431070	0315	12/13/00	242500	1910	0	6	1940	4	5000	N	N	9735 WALLINGFORD AV N
7	546430	0070	5/15/01	130000	580	0	7	1930	2	7056	N	N	1804 N 103RD ST
7	802170	0535	2/26/01	235000	730	700	7	1928	5	4500	N	N	2110 N 88TH ST
7	312604	9216	3/13/01	207900	790	120	7	1944	3	5750	N	N	10350 ASHWORTH AV N
7	312604	9216	11/22/00	202500	790	120	7	1944	3	5750	N	N	10350 ASHWORTH AV N
7	322604	9448	5/25/00	180000	800	770	7	1999	3	5580	N	N	2331 N 92ND ST
7	630050	0585	4/14/00	187000	820	0	7	1942	4	4980	N	N	10334 INTERLAKE AV N
7	802170	0760	4/4/00	219950	830	0	7	1949	4	4500	N	N	2117 N 88TH ST
7	312604	9243	8/30/00	187500	850	360	7	1947	4	8683	N	N	1818 N 85TH ST
7	099300	1195	12/13/00	257500	870	590	7	1987	3	2563	N	N	8827 ASHWORTH AV N
7	099300	1315	5/23/00	190000	890	350	7	1949	4	5000	N	N	8556 INTERLAKE AV N
7	304770	0025	5/21/01	205000	890	0	7	1952	4	5700	N	N	8544 ASHWORTH AV N
7	435870	0028	11/21/01	205000	890	0	7	1949	3	6600	N	N	1511 N 107TH ST
7	630050	0680	2/2/00	185000	910	0	7	1946	4	4750	N	N	1416 N 100TH ST
7	099300	2315	6/9/00	210012	940	0	7	1949	4	4625	N	N	8516 INTERLAKE AV N
7	099300	0046	8/27/01	255000	990	610	7	1978	3	4510	N	N	8853 ASHWORTH AV N
7	322604	9520	3/22/00	165000	1000	0	7	1987	3	9381	N	N	9008 CORLISS AV N
7	630000	0325	5/30/01	248000	1020	530	7	1930	2	8855	N	N	10516 INTERLAKE AV N
7	435870	0100	6/28/00	246500	1030	420	7	1995	3	5175	N	N	10745 DENSMORE AV N
7	630000	0351	11/26/01	257500	1030	1000	7	1951	4	7334	N	N	10545 ASHWORTH AV N
7	630000	0320	3/16/01	225000	1040	0	7	1939	3	7590	N	N	10534 INTERLAKE AV N

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(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	295790	0143	6/11/01	293000	1050	820	7	1965	4	7340	N	N	8911 MERIDIAN AV N
7	802170	1165	8/17/00	214000	1050	0	7	1912	3	3375	N	N	2130 N 86TH ST
7	312604	9132	6/20/01	185000	1080	0	7	1943	3	9177	N	N	1515 N 103RD ST
7	630050	0755	3/16/00	285000	1080	670	7	1930	3	5320	N	N	10058 STONE AV N
7	312604	9318	5/16/00	195000	1100	0	7	1952	3	6605	N	N	1620 N 100TH ST
7	199720	0175	5/18/00	205000	1130	0	7	1952	3	6291	N	N	8839 DENSMORE AV N
7	802170	0983	8/30/00	280000	1200	260	7	1947	4	4861	N	N	2142 N 86TH ST
7	431070	0215	11/27/00	229950	1210	120	7	1942	3	5000	N	N	9718 DENSMORE AV N
7	322604	9488	5/23/00	300000	1220	580	7	1920	4	9641	N	N	9026 MERIDIAN PL N
7	431070	0200	11/17/00	212000	1230	400	7	1932	3	4167	N	N	9724 DENSMORE AV N
7	199720	0230	10/16/00	260000	1240	650	7	1947	4	9449	N	N	8804 ASHWORTH AV N
7	435870	0097	3/21/00	219950	1240	1170	7	1963	3	7800	N	N	10751 DENSMORE AV N
7	630050	0565	2/13/01	240000	1250	1190	7	1961	3	4980	N	N	10316 INTERLAKE AV N
7	431070	0345	6/23/00	238500	1270	0	7	1986	3	2500	N	N	9747 WALLINGFORD AV N
7	435870	0090	1/23/01	222000	1270	0	7	1963	3	7625	N	N	10758 ASHWORTH AV N
7	431070	0595	11/14/00	228400	1280	0	7	1986	3	2500	N	N	9753 DENSMORE AV N
7	316660	0015	7/3/01	236000	1280	0	7	1950	3	10236	N	N	9745 COLLEGE WY N
7	431070	2185	8/21/01	270000	1290	0	7	1961	4	6397	N	N	9511 COLLEGE WY N
7	431070	2185	5/25/00	250000	1290	0	7	1961	4	6397	N	N	9511 COLLEGE WY N
7	630050	0230	7/12/01	246500	1290	0	7	1940	3	5303	N	N	10309 STONE AV N
7	431070	1975	4/24/01	229900	1300	0	7	1986	3	2500	N	N	9525 WALLINGFORD AV N
7	199720	0010	8/9/01	279000	1300	80	7	1950	4	7924	N	N	8851 WALLINGFORD AV N
7	237670	0041	1/1/01	260000	1330	0	7	1984	3	3199	N	N	9223 COLLEGE WY N
7	237670	0043	3/22/01	253000	1330	0	7	1985	3	3199	N	N	9217 COLLEGE WY N
7	237670	0046	8/21/00	219950	1330	0	7	1985	3	3199	N	N	9211 COLLEGE WY N
7	191980	0450	4/18/01	265000	1330	0	7	1986	3	3388	N	N	9043 MERIDIAN AV N
7	191980	0065	6/14/00	180000	1350	200	7	1926	3	7853	N	N	9028 WALLINGFORD AV N
7	322604	9337	1/21/00	269950	1350	900	7	1999	3	5000	N	N	8910 CORLISS AV N
7	322604	9559	3/26/01	280000	1350	900	7	1999	3	5001	N	N	8906 CORLISS AV N

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7	191980	0165	7/3/01	295000	1370	0	7	1958	4	6750	N	N	9023 BURKE AV N
7	312604	9305	9/6/00	308000	1390	1080	7	1952	3	7988	N	N	8533 BURKE AV N
7	191980	0310	5/10/01	260000	1410	0	7	1987	3	3375	N	N	9026 BURKE AV N
7	312604	9327	9/17/01	222900	1410	0	7	1948	3	8124	N	N	1811 N 95TH ST
7	199720	0070	11/17/00	309950	1450	0	7	1916	4	7941	N	N	8803 WALLINGFORD AV N
7	099300	0987	9/19/01	252150	1460	510	7	1995	3	2109	N	N	8817 INTERLAKE AV N
7	546430	0171	7/7/00	239000	1480	0	7	1984	3	7820	N	N	10024 DENSMORE AV N
7	199720	0145	9/24/01	294300	1490	0	7	1946	5	7723	N	N	8856 DENSMORE AV N
7	191980	0250	3/7/01	244500	1500	0	7	1989	3	4404	N	N	9060 BURKE AV N
7	431070	2095	5/12/00	275900	1520	0	7	1935	4	6396	N	N	9532 WALLINGFORD AV N
7	802170	1185	11/10/00	274000	1530	0	7	1990	3	4500	N	N	8603 CORLISS AV N
7	312604	9292	7/19/00	249100	1540	0	7	1950	4	7610	N	N	8559 BURKE AV N
7	312604	9222	9/21/00	284500	1560	0	7	1926	3	8650	N	N	8517 WALLINGFORD AV N
7	431070	2310	4/23/01	325000	1590	0	7	1998	3	5000	N	N	9240 DENSMORE AV N
7	191980	0260	5/11/01	305000	1620	0	7	1914	5	6750	N	N	9052 BURKE AV N
7	199720	0095	7/26/00	299000	1620	220	7	1951	4	7794	N	N	8814 DENSMORE AV N
7	191980	0045	12/28/01	343000	1720	0	7	1998	3	6770	N	N	9036 WALLINGFORD AV N
7	304770	0205	3/23/00	338000	1750	0	7	1924	4	4262	N	N	1751 N 88TH ST
7	802170	0435	10/19/00	305000	1800	0	7	1988	3	4500	N	N	2137 N 89TH ST
7	431070	0460	8/29/00	298800	1820	460	7	1962	4	7500	N	N	9710 WOODLAWN AV N
7	431070	2150	7/23/01	280000	1890	0	7	1950	5	6671	N	N	9504 WALLINGFORD AV N
7	199720	0195	3/13/01	299500	1900	0	7	1942	4	9787	N	N	8825 DENSMORE AV N
7	435870	0085	10/16/00	268000	1910	450	7	1962	4	11960	N	N	10744 ASHWORTH AV N
7	312604	9134	3/17/00	300000	2000	0	7	1999	3	14425	N	N	10035 DENSMORE AV N
7	295790	0045	8/13/01	435000	2140	680	7	1995	3	7407	N	N	8825 BURKE AV N
7	435870	0017	11/10/00	382500	2300	1120	7	2000	3	10657	N	N	10528 ASHWORTH AV N
7	802170	0505	3/2/00	240000	1090	490	8	1955	3	4500	N	N	8812 MERIDIAN AV N
7	312604	9158	12/21/00	255000	1230	600	8	1949	4	6347	N	N	10349 DENSMORE AV N
7	312604	9384	3/24/00	304500	1330	740	8	1987	3	5200	N	N	8605 MERIDIAN AV N

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7	431070	0210	9/24/01	290000	1500	0	8	2001	3	2500	N	N	9720 DENSMORE AV N
7	802170	1155	5/18/00	395000	1560	730	8	1982	4	3375	N	N	2126 N 86TH ST
7	431070	2305	4/5/00	329950	2030	0	8	1999	3	5000	N	N	9246 DENSMORE AV N
7	802170	0280	4/25/01	385000	2070	240	8	2001	3	2250	N	N	2106 N 89TH ST
7	802170	1295	3/16/00	350000	2340	700	8	1990	3	3375	Y	N	2115 N 86TH ST
7	912910	0015	9/11/00	510000	3240	0	8	1992	3	8525	N	N	8516 DENSMORE AV N

**Vacant Sales Available to Develop the Valuation Model
Area 6**

No vacant land sales available.